

CLUB ESTATES

Preliminary Grading Plan for County of San Diego Tract 5499 RPL 2

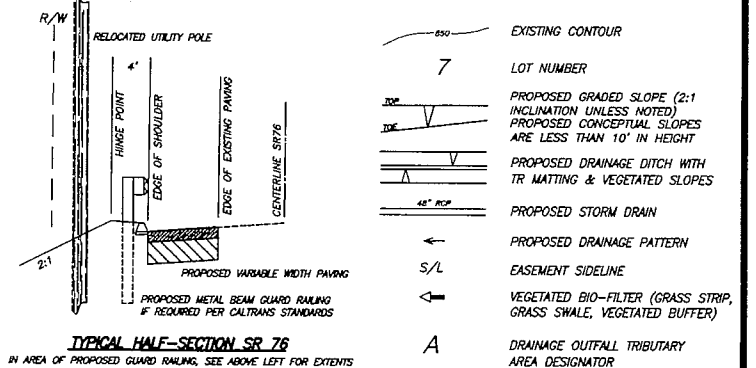
SHEET ONE OF TWO

ON-SITE IMPROVEMENTS	CUT (CY)	FILL (CY)	LOT	CUT (CY)	FILL (CY)	LOT	CUT (CY)	FILL (CY)	LOT	CUT (CY)	FILL (CY)	LOT	CUT (CY)	FILL (CY)
STREET A	132	562	1	744	630	11	260	221	21	423	367			
STREET B	5154	522	2	869	890	12	478	418	22	352	315			
STREET C	2907	188	3	591	487	13	476	381	23	390	324			
DRAINAGE CHANNELS	2890	0	4	1058	832	14	326	288	24	471	375			
FILL NATURAL SWALES	98	6269	5	842	667	15	301	240	25	598	470			
IMPROVEMENTS SUBTOTAL	11179	7541	6	1013	813	16	429	347	26	642	516			
			7	936	818	17	750	624	27	682	584			
			8	988	820	18	514	400	28	652	570			
			9	822	648	19	489	421	29	931	817			
			10	354	237	20	408	335	30	651	640			
GRAND TOTAL	25955	22832												

NO GRADING IS PROPOSED ON LOT 31 EXCEPT SMOOTHING OF NEW DRIVEWAY.

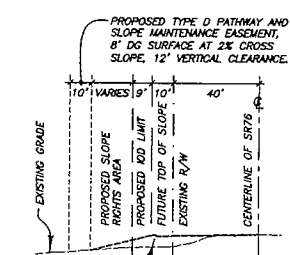
CONCEPTUAL EARTHWORK QUANTITIES

LEGEND



TYPICAL HALF-SECTION SR 76

IN AREA OF PROPOSED GUARD RAILING, SEE ABOVE LEFT FOR EXTENTS NOT TO SCALE



TYPICAL PATHWAY SECTION

SCALE: 1" = 40'

SOURCE OF TOPOGRAPHY: AERIAL TOPOGRAPHIC SURVEY PERFORMED BY SAN-LO AERIAL SURVEYS BASED ON PHOTOGRAPHY DATED 2/16/2005 AND GROUND CONTROL SURVEY BY SZYTEL ENGINEERING & SURVEYING, INC. BASIS OF ELEVATIONS IS BM PMT 66, 832.79 MSL 1929.

PRELIMINARY GRADING PLAN NOTE: THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

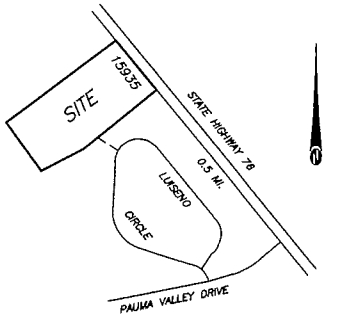
BIO-FILTRATION SWALE POST-CONSTRUCTION BMP'S ARE PROPOSED FOR THIS SITE. FOR SUPPORTING INFORMATION, PLEASE SEE THE ASSOCIATED DRAINAGE STUDY REPORT AND STORM WATER MANAGEMENT PLAN.

OWNERS: V/O PAUMA DEVELOPMENT, L.P., a California limited partnership P.O. BOX 686 PAUMA VALLEY, CA 92061 (760) 742-1200

APN 130-100-17 & -26

TYPICAL PRIVATE STREET SECTION

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

1:100, 1:400

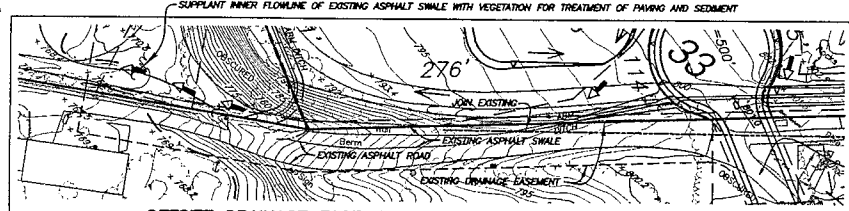
CONCEPT ONLY, NOT FOR CONSTRUCTION. DATED 9/2008

Szytel Engineering and Surveying, Inc.
304 State Place
Escondido, California 92029
(760) 741-6979
Fax: (760) 741-3722
Email: gszvte@csglobal.net
Project No. 1622



OFFSITE DRAINAGE EASEMENT DETAIL A

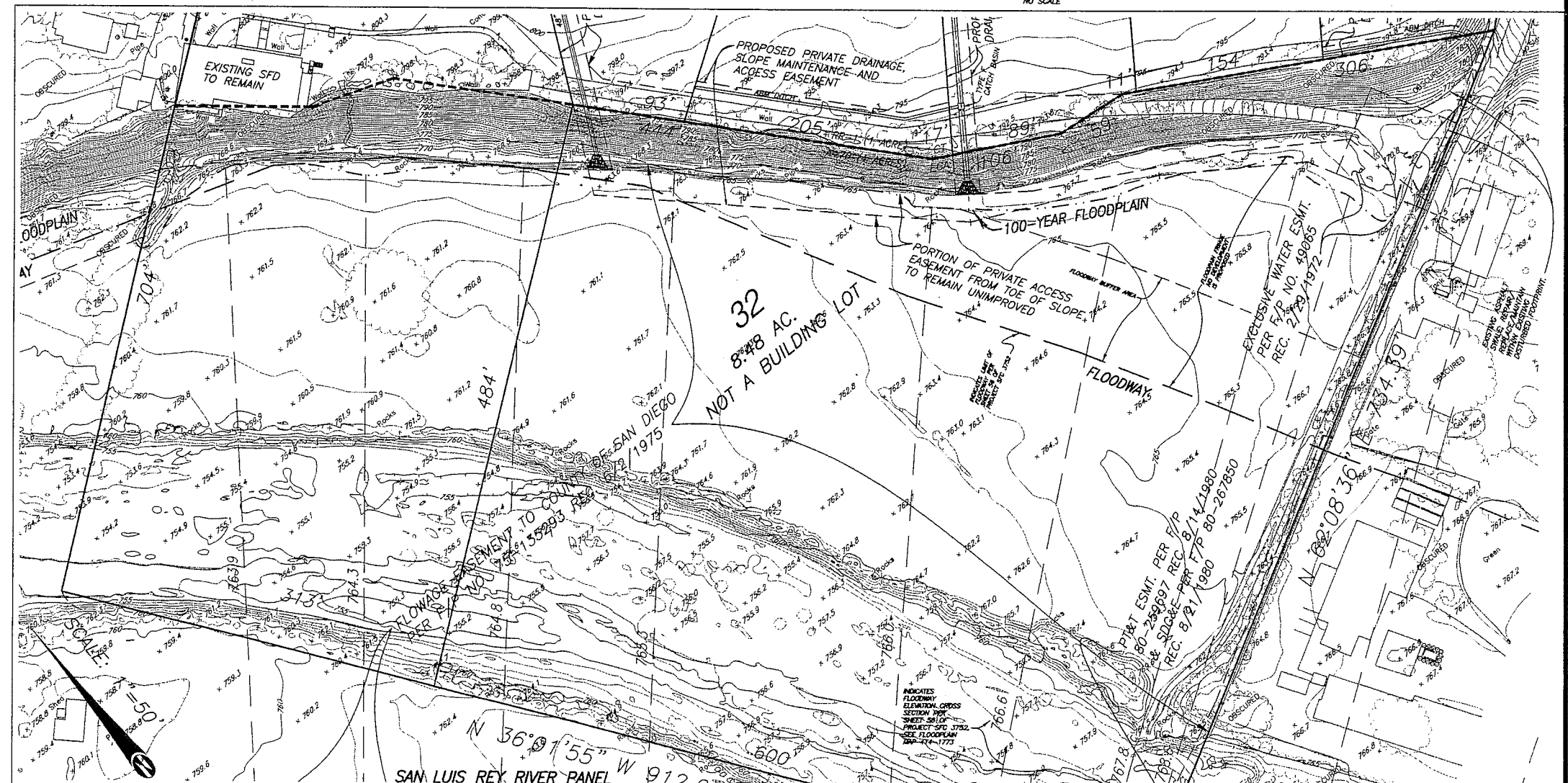
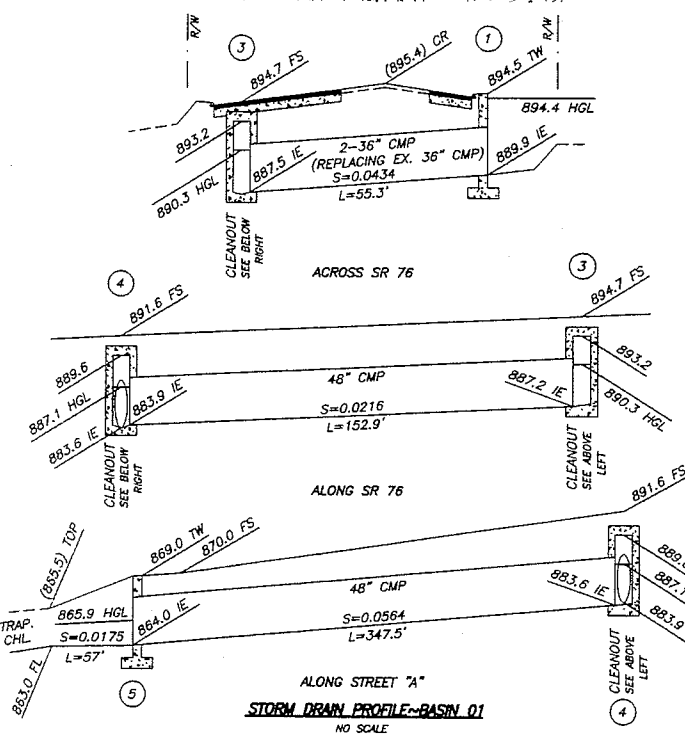
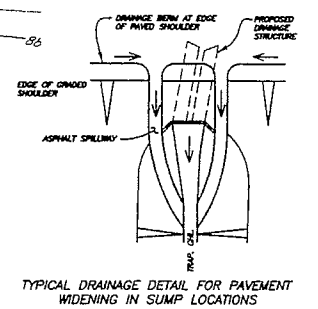
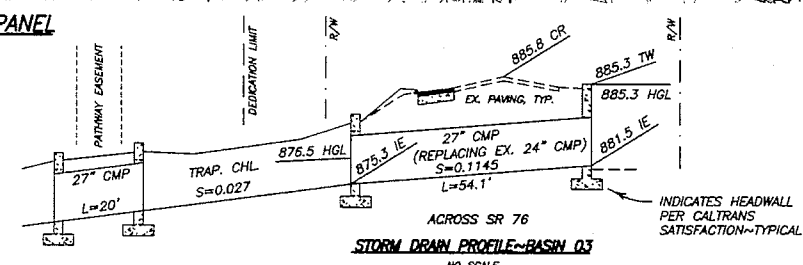
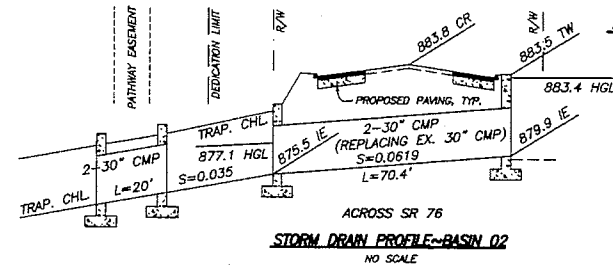
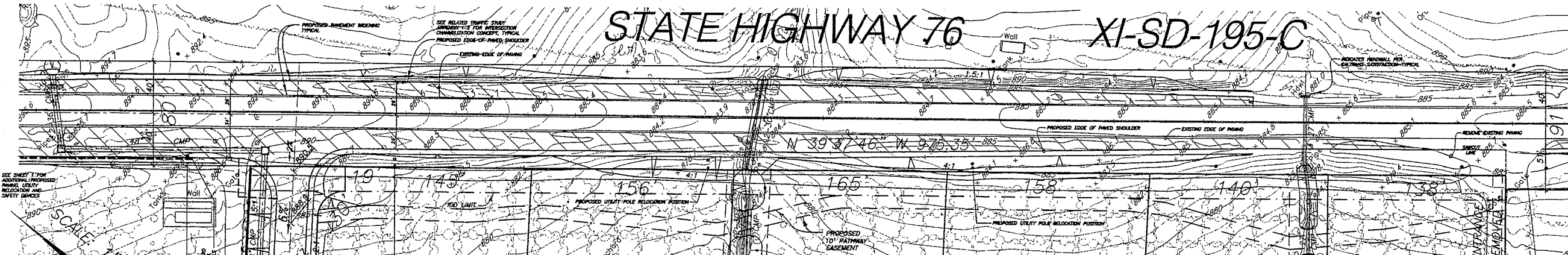
SCALE: 1" = 60'



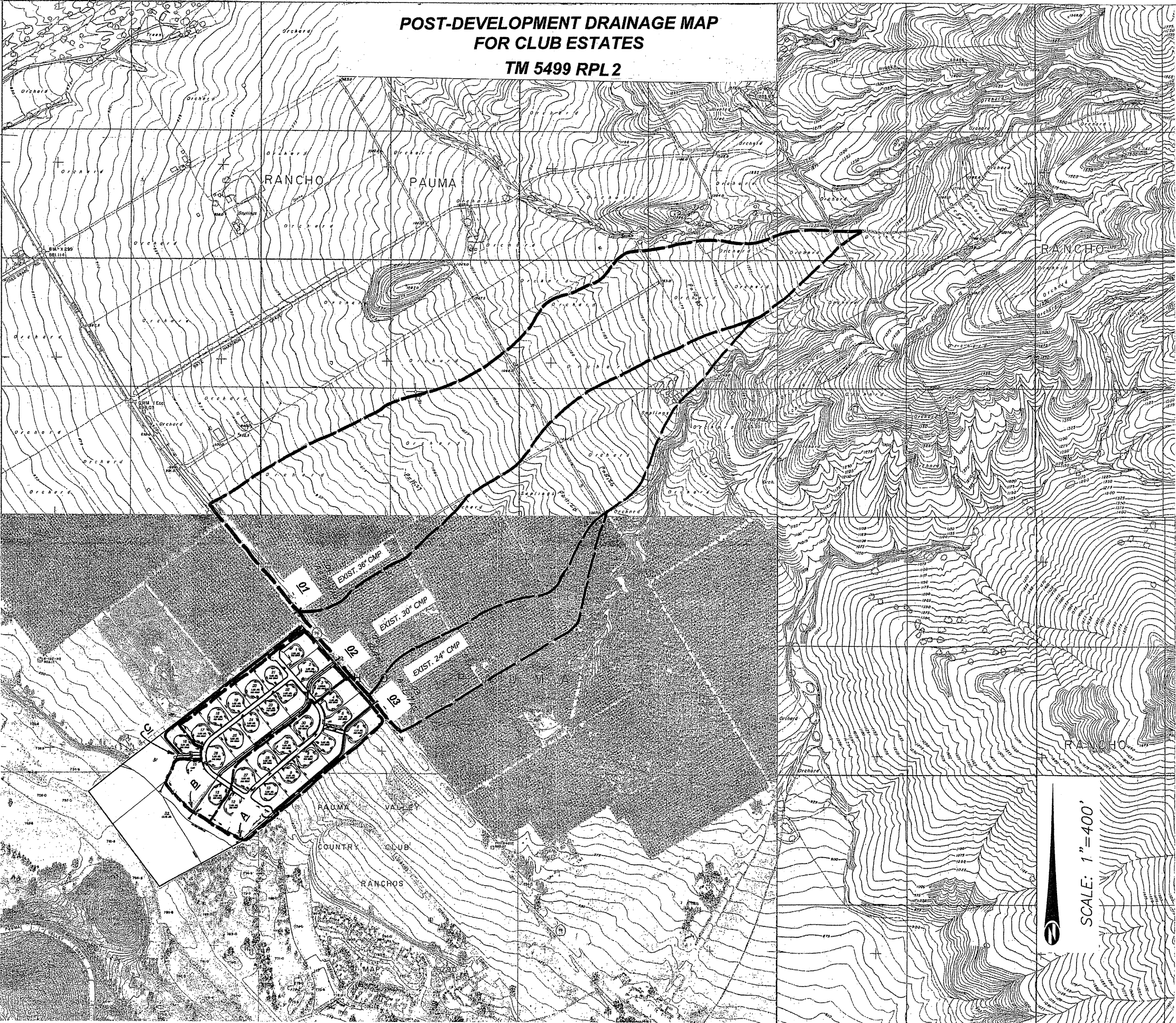
STATE HIGHWAY 76

XI-SD-195-C

HYDRAULICS GLOSSARY
 CMP Corrugated Metal Pipe
 CR Crown Elevation of Roadway
 FL Flowline Elevation of Ditch
 FS Finished Surface of Paving
 HGL Hydraulic Grade Line
 IE Invert Elevation of Culvert
 L Length of Culvert
 S Longitudinal Slope of Culvert
 TW Top of Headwall Structure
 TRAP Earthen Trapezoidal Channel



POST-DEVELOPMENT DRAINAGE MAP
FOR CLUB ESTATES
TM 5499 RPL 2



SCALE: 1"=400'